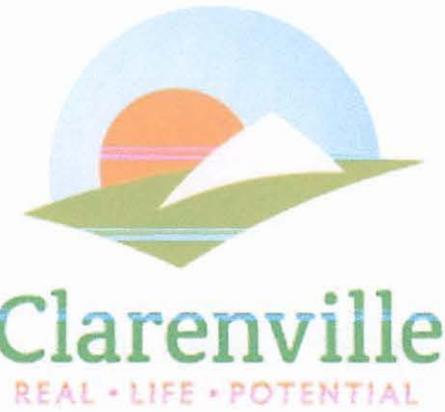


TOWN OF CLARENVILLE
MUNICIPAL PLAN 2022 - 2032



MUNICIPAL PLAN AMENDMENT No. 1, 2024

“Amendment to Plan Policy RMD-1”

JANUARY, 2024

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF CLARENVILLE
MUNICIPAL PLAN AMENDMENT No. 1, 2024

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarenville.

- a) Adopted the Clarenville Development Municipal Plan Amendment No. 1, 2024, on the 16th day of July, 2024.
- b) Gave notice of the adoption of the Town of Clarenville Municipal Plan Amendment No. 1, 2024, by a Public Notice posted on the Town's Web page and Facebook page, as well as Public Notices posted at the Events Centre, Post Office and at the Town Hall.
- c) Set the 29th day of August at 7:30 p.m. at the Town Hall, Clarenville for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarenville approves the Town of Clarenville Municipal Plan Amendment No. 1, 2024, as adopted.

SIGNED AND SEALED this 9 day of October, 2024

Mayor:  (Council Seal)

Clerk: 



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF CLARENVILLE
MUNICIPAL PLAN AMENDMENT No. 1, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarenville adopts the Town of Clarenville Municipal Plan Amendment No. 1, 2024.

Adopted by the Town Council of Clarenville on the 16th day of July, 2024.

Signed and sealed this 9 day of October, 2024.

Mayor: John Ratto (Council Seal)

Clerk: EDW

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Clarenville Municipal Plan Amendment No. 1, 2024, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	1055-0016-2024
Date	23 DEC 2024
Signature	J.P. Gaudreault



TOWN OF CLARENVILLE

MUNICIPAL PLAN AMENDMENT No. 1, 2024

BACKGROUND

The Town of Clarenville proposes to amend its Municipal Plan. Clarenville is experiencing tremendous residential growth. Its population grew by 6.6% during the last census period. Consequently, Clarenville may be classed as a Regional Growth Centre due to its location at the apex of the Burin, Bonavista and Avalon Peninsula.

New residential subdivisions are presently being developed or proposed mostly in the form of single-family dwellings. In its recent Municipal Plan review, the Town was promoting a higher densification due to its topography, and limited land supply. Residential land is at a premium. Developers were promoting double dwellings and row dwellings as well as Townhouses.

ANALYSIS

Municipal Plan Policy RMD-1 lists single-family dwellings, double dwellings and row housing as permitted uses. Residents living in close proximity to these developments would only be aware of the subdivisions once development began. The purpose of this Amendment is to Amend Municipal Plan Policy RMD-1 by deleting Double Dwelling, Townhouse, and Row Dwelling as Permitted uses and adding as Discretionary uses and deleting Subsidiary Apartment as a Discretionary use and adding as a Permitted use. This change will allow residents to comment on subdivision applications, Council is proposing to move Double Dwelling, Townhouse and Row Dwelling from permitted uses to discretionary uses. Discretionary use applications must be advertised to allow for public comment prior to the application being voted on by the Council.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council posted a Public Consultation Notice on the Town's Web page and Facebook page advertising the proposed amendment seeking comments or representations from the public. The Town also posted notices at the Events Centre, Post Office and at the Town Hall from April 12th, to April 19th, 2024, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. The submission deadline was April 19, 2024. No written comments or objections were received.

AMENDMENT No. 1, 2024

The Town of Clarenville Municipal Plan is amended by:

- A) Amending Municipal Plan Policy RMD-1 by ~~deleting~~ with ~~strikeout~~ "Double Dwelling, Townhouse, and Row Dwelling as Permitted uses and **adding** as Discretionary uses, and
- B) deleting ***Subsidiary Apartment*** as a Discretionary use and adding as a Permitted use as shown below:

RMD-1. Residential Medium Density Designation

Permitted uses in the Residential Medium Density (RMD) zone include Single Dwelling, ~~Double Dwelling, Townhouse, Row Dwelling, Subsidiary Apartment,~~ Modular House, Open Space Recreation and Environmental Protection.

Discretionary uses include: *Double dwelling, Townhouse, Row dwelling, Apartment Building, Premanufactured (Mini) Home, Subsidiary Apartment, Convenience Store, Home Occupation, Bed and Breakfast, Childcare, Seniors Housing and Personal Care Facility, Recreation Facility, Urban Agriculture, Sawmill, and Mineral Exploration.*